



**MINISTER
OF MUNICIPAL RELATIONS**

Room 317
Legislative Building
Winnipeg, Manitoba CANADA
R3C 0V8

FEB 25 2019

Ms. Meagan Boles
Senior Planner
WSP Canada Group Limited
Meagan.Boles@wsp.com

Dear Ms. Boles:

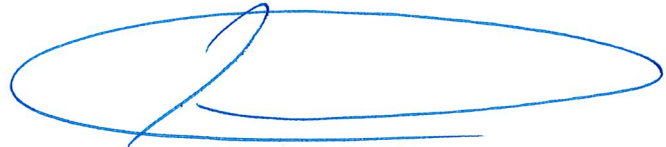
I am pleased to advise you that your application to rezone and subdivide +/- 80 acres of part of the SE ¼ 34-11-2 EPM EXC THE ELY 1320 FEET PERP, located in the Rural Municipality of Rosser, from "IPZ" Inland Port Rural Zone to "I2" Industrial General Zone is approved with conditions. The conditions are as follows:

1. That a Development Agreement be entered into with the Rural Municipality of Rosser to ensure consistency with the Inland Port Special Planning Areas Regulation 48/2016 and to cover any other such matters as deemed necessary by Council. The Development Agreement will include, but not be limited to, extension of water and wastewater services, road upgrades, establishment of proposed landscaping, traffic impact study, drainage study, lot grading, and the application of the Capital Lot Levy By-law.
2. That the Inland Port Special Planning Area Regulation 48/2016 is amended to rezone the affected parcel to "I2" Industrial General.
3. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.
4. Confirmation from Manitoba Infrastructure and the City of Winnipeg that a Traffic Impact Study has been provided and any items identified, including cost-sharing, have been addressed appropriately.
5. Confirmation from the Winnipeg Airport Authority that the developer has completed an approach survey and submitted the survey certificate to the WAA.
6. Confirmation that Easement Agreements have been entered into with Manitoba Hydro and Bell MTS.

Once all of the conditions have been met, the Inland Port Special Planning Area Regulation 48/2016 will be updated to reflect your zoning change.

Kari Schulz, CentrePort Planner, will be following up to provide you with more information on the requirements of each condition.

Sincerely,

A handwritten signature in blue ink, consisting of a large, sweeping oval shape with a smaller loop on the left side, and a horizontal line underneath.

Honourable Jeff Wharton
Minister

- c. Diane Gray, President & CAO Centreport
- Larry Wandowich, CAO, Rural Municipality of Rosser
- Andrew Grierson, Winnipeg Airport Authority
- Property and Acquisitions, Manitoba Hydro
- Beil MTS
- Walter Burdz, Manitoba Infrastructure
- Grant Melnychuk
- Kari Schulz